



6721 Buchanan Road Coldstream British Columbia

\$1,175,000

3000 sq.ft. 3 bedroom, 3 bathroom residence situated on a gently sloping 5 acre parcel in the peaceful community of Coldstream. On the main floor of the home, you are greeted with an open living room area with a wood burning fireplace, newer deck, full bathroom, the master bedroom, and the kitchen. Off the dining room is access to a deck with access to the backyard. Downstairs, with its own separate entrance to the carport, is another bedroom, bathroom, laundry, and storage area. Upstairs is a self contained suite (which could easily be integrated into the main home), offering another bedroom, bathroom, kitchen, balcony, and living room with wood-burning fireplace. The land is excellent here, with established plantings to black currants for farm status. The orientation of the property allows for great sun exposure and the slope of the land allows for suitable air and water drainage. The water has adequate water rights for most plantings. In the back of the property, there is a sauna and greenhouse. Plenty of landscaping has been done to create a scenic environment for this acreage, including a hot-tub w/ views of the monashees. Upgrades include newer deck, electrical panel, and the landscaping areas. The home construction offers flexibility for renovations due to lack of load-bearing walls, allowing for the ability to open up the living spaces if needed. (id:6769)

- 3pc Bathroom 8'9" x 6'10"
- Living room 14'9" x 31'8"
- Bedroom 14'6" x 12'6"
- Dining room 14'11" x 9'9"
- Kitchen 12'2" x 8'6"
- Full bathroom 5'1" x 9'8"
- Storage 15' x 19'8"
- Laundry room 21'4" x 15'2"
- Bedroom 15'2" x 11'1"
- Primary Bedroom 14'6" x 12'1"
- 4pc Bathroom 8'8" x 6'8"
- Living room 15'1" x 31'6"
- Dining room 12'9" x 9'11"
- Kitchen 12'3" x 8'11"

Listing Presented By:



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<http://www.scottmarshallhomes.com/>



Royal

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